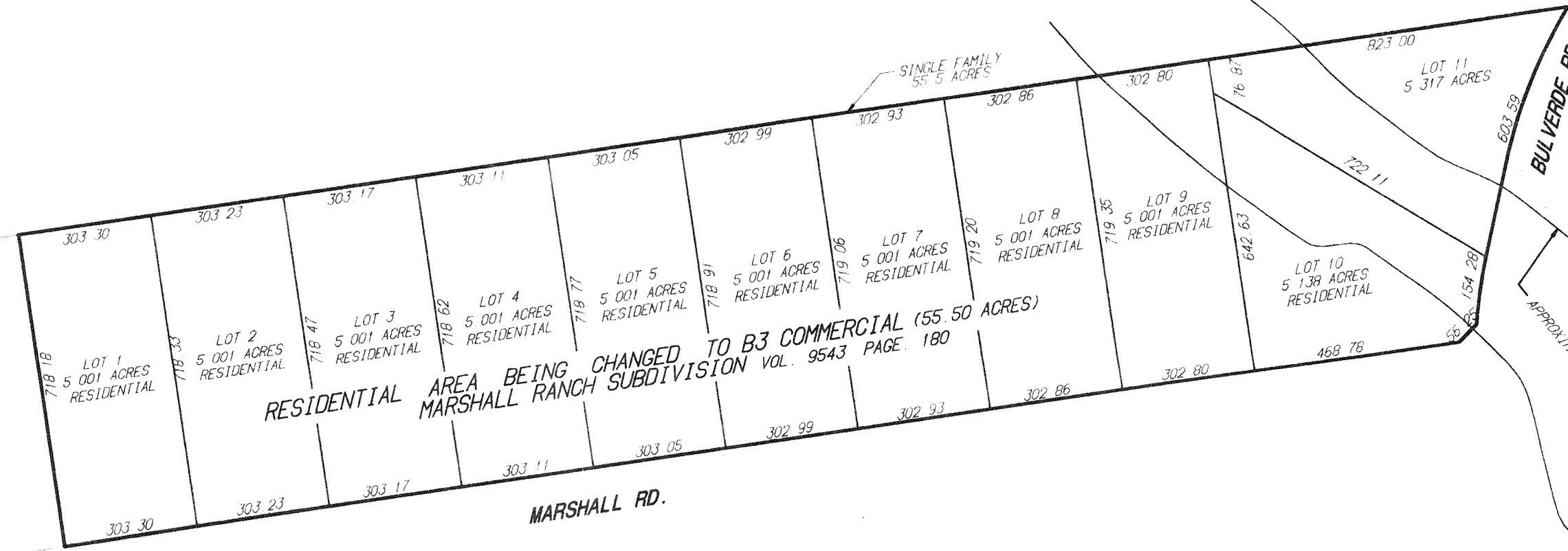


DEVELOPER:
CORNER OF THE MARKET, PARTNERSHIP I
12255 WEST AVENUE, SUITE 5
SAN ANTONIO, TEXAS 78216
(210) 342-5214

SCALE 1" = 200'



* APPROVED PLAT "MARSHALL PLACE SUBDIVISION" #980198
UNRECORDED



1 POADP No. 624 Approval Date January 29, 1999
SCALE 1" = 300'

POADP REVISIONS:

1. REVISED 55.5 ACRES OF LAND USAGE FROM RESIDENTIAL TO COMMERCIAL
2. REVISED LOT CONFIGURATION

Has a flood study been completed to establish BFEs -?
OSSE
① Is property to be served by sanitary sewer?

REVISIONS

No. Date

App. Date

BROWN ENGINEERING CO.

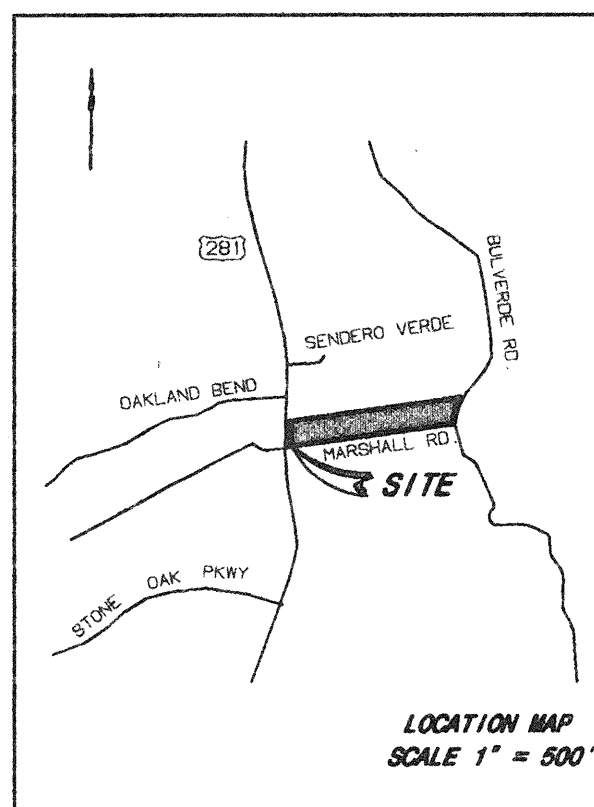
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. 8-100
SAN ANTONIO, TEXAS 78232
PHONE (512) 484-5511

DATE: 12/16/99
JOB NO. 344-201-00

SNECKER AND ASSOCIATES
MARSHALL RANCH COMMERCIAL

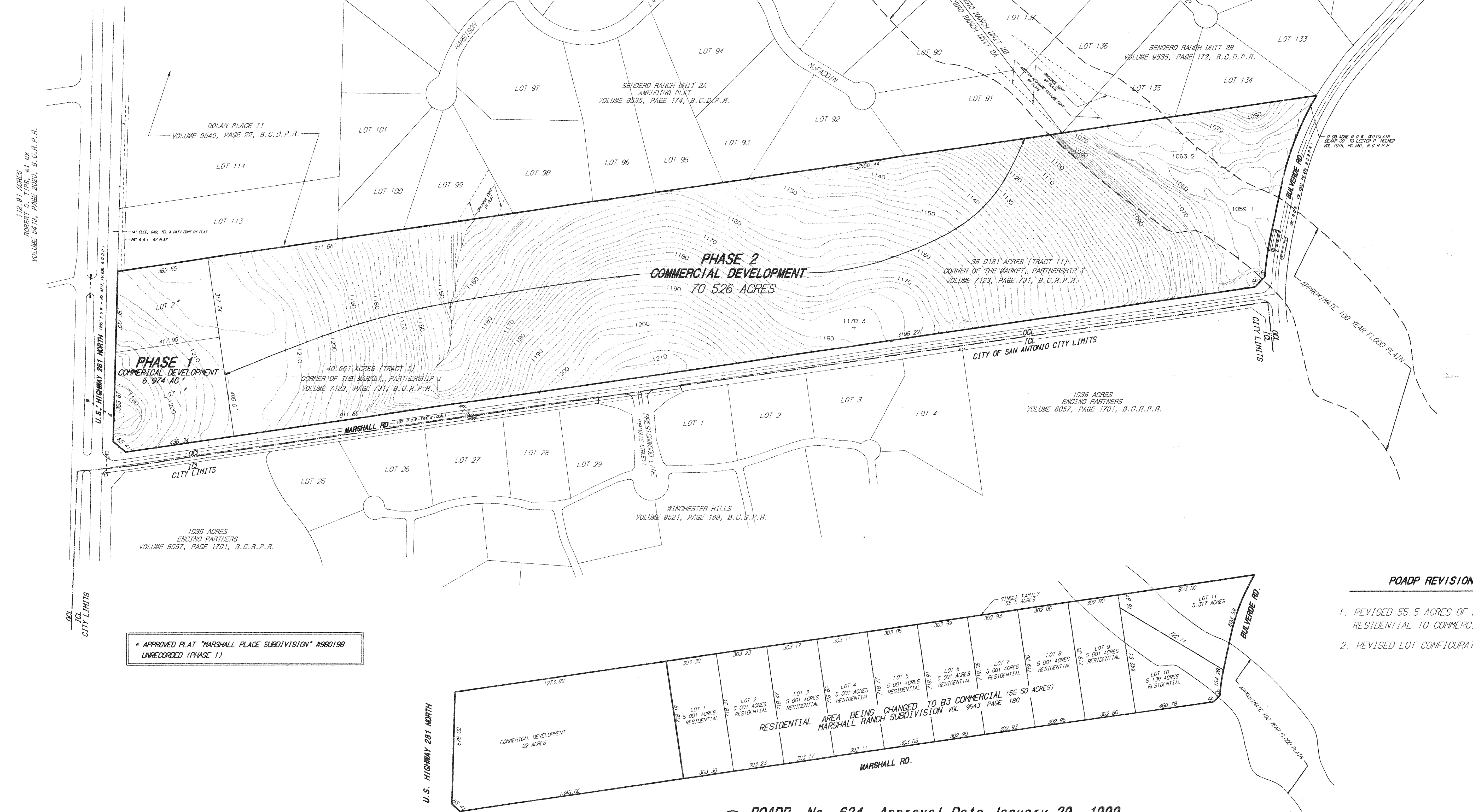
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SHEET NO. 1



DEVELOPER
CORNER OF THE MARKET, PARTNERSHIP I
12255 WEST AVENUE, SUITE 5
SAN ANTONIO, TEXAS 78216
(210) 342-5214

SCALE 1" = 200'



* APPROVED PLAT "MARSHALL PLACE SUBDIVISION" #960198
UNRECORDED (PHASE 1)

- POADP REVISIONS:
1. REVISED 55.5 ACRES OF LAND USAGE FROM RESIDENTIAL TO COMMERCIAL
 2. REVISED LOT CONFIGURATION

PLAN HAS BEEN ACCEPTED BY
COSA
5/23/00 624-A
(number)
If no plans are filed, plan will expire
On 11-22-01
1st printing on

1 POADP No. 624 Approval Date January 29, 1999
SCALE 1" = 300'

REVISIONS

No.	Date	Revisions
-----	------	-----------

APP. BY

DATE

BY

DATE

ENGINEERING CONSULTANTS

12255 WEST AVENUE, SUITE 5

SAN ANTONIO, TEXAS 78216

PHONE (210) 494-5511

JOB NO.

344-001-00

DATE

12/16/99

BROWN ENGINEERING CO.

RECEIVED

00 MAY 23 PM 2:04

SNEEDER AND ASSOCIATES

MARSHALL RANCH COMMERCIAL

P.O.A.D.P.

SHEET NO.

1

OF 1

624A

METES AND BOUNDS DESCRIPTION FOR 77.464 ACRE OF LAND

A METES AND BOUNDS DESCRIPTION OF A 77.464 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK NO. 4900, BEXAR COUNTY, TEXAS, CONTAINING ALL OF THAT CERTAIN 40.551 ACRE TRACT ("TRACT I") AND ALL OF THAT CERTAIN 36.0181 ACRE TRACT ("TRACT II") DESCRIBED IN INSTRUMENT TO CORNER OF THE MARKET, PARTNERSHIP I, RECORDED IN VOLUME 7123, PAGE 731 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, CONTAINING ALL OF THAT CERTAIN 60 FOOT WIDE ROADWAY DESCRIBED IN INSTRUMENT FROM W.S. MARSHALL, ET AL. TO THE PUBLIC, RECORDED IN VOLUME 3833, PAGE 567 OF THE BEXAR COUNTY DEED RECORD AND SUBSEQUENTLY ABANDONED BY ORDER RECORDED IN VOLUME 7628, PAGE 390 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND SITUATED IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 (200 FEET WIDE, VOLUME 4717, PAGE 626, BEXAR COUNTY DEED RECORDS) MARKING THE SOUTHWESTERN-MOST CORNER OF LOT 113 OF DOLAN PLACE 11 SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOLUME 9540, PAGE 22 OF THE BEXAR COUNTY DEED AND PLAT RECORDS; SAID BEGINNING POINT BEARS NORTH 01°35'15" EAST, 999.92 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE, NORTH 81°41'15" EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID DOLAN PLACE 11 SUBDIVISION AND SENDERO RANCH UNIT 2A SUBDIVISION, AMENDING PLAT OF WHICH IS RECORDED IN VOLUME 9535, PAGE 174 OF THE BEXAR COUNTY DEED AND PLAT RECORDS, AND SENDERO RANCH UNIT 2B SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOLUME 9535, PAGE 172 OF THE BEXAR COUNTY DEED AND PLAT RECORDS, AT DISTANCES OF 2414.34 FEET AND 2474.38 FEET PASSING 1/2-INCH IRON RODS FOUND MARKING THE WESTERN-MOST AND NORTHERN-MOST CORNERS OF THE AFOREMENTIONED 60 FOOT WIDE ROADWAY, CONTINUING FOR A TOTAL DISTANCE OF 4824.65 FEET TO A 1/2-INCH IRON ROD (WITH CAP STAMPED "BROWN ENG.") SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BULVERDE ROAD (86 FEET WIDE, VOLUME 4233, PAGE 472, BEXAR COUNTY REAL PROPERTY RECORDS); SAID SET ROD BEARS NORTH 36°46'08" EAST, 245.99 FEET TO A FOUND 1/2-INCH IRON ROD, AND BEARS NORTH, 1.3 FEET TO ANOTHER FOUND 1/2-INCH IRON ROD;

THENCE, IN A SOUTHERLY DIRECTION, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF BULVERDE ROAD THE FOLLOWING FOUR(4) COURSES AND DISTANCES:

1. IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1188.00 FEET, A CENTRAL ANGLE OF 018°45'41", A LONG CHORD BEARING SOUTH 21°26'45" WEST, 387.27 FEET, A TOTAL ARC LENGTH OF 389.01 FEET TO A FOUND 1/2-INCH IRON ROD;

2. SOUTH 12°02'08" WEST, 214.58 FEET TO AN "X" IN CONCRETE FOUND MARKING A POINT OF CURVATURE;

3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 008°08'49", A LONG CHORD BEARING SOUTH 07°57'44" WEST, 154.15 FEET, A TOTAL ARC LENGTH OF 154.28 FEET TO A 1/2-INCH IRON ROD (WITH CAP STAMPED "BROWN ENG.") SET AT AN ANGLE POINT; SAID SET ROD BEARS NORTH 44° EAST, 3.2 FEET TO A FOUND 1/2-INCH IRON ROD;

4. SOUTH 44°01'50" WEST, 56.25 FEET ALONG A RIGHT-OF-WAY CUT BACK LINE TO A 1/2-INCH IRON ROD (WITH CAP STAMPED "BROWN ENG.") SET MARKING THE SOUTHERN-MOST CUT BACK CORNER AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MARSHALL ROAD (80 FEET WIDE);

THENCE, SOUTH 81°42'54" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MARSHALL RD., AT DISTANCES OF 2036.29 FEET AND 2096.51 FEET PASSING FOUND 1/2-INCH IRON RODS MARKING THE EASTERN-MOST AND SOUTHERN-MOST CORNERS OF THE AFORESAID 60 FOOT WIDE ROADWAY, CONTINUING FOR A TOTAL DISTANCE OF 4544.23 FEET TO A 1/2-INCH IRON ROD (WITH CAP STAMPED "BROWN ENG.") SET MARKING THE SOUTHEASTERN-MOST CUT BACK CORNER AT THE INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; SAID SET ROD BEARS NORTH 48° WEST, 1.9 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 THE FOLLOWING TWO(2) COURSES AND DISTANCES:

1. NORTH 48°57'31" WEST, 65.41 FEET ALONG SAID RIGHT-OF-WAY CUTBACK TO A CONCRETE MONUMENT FOUND AT AN ANGLE POINT;

2. NORTH 01°36'08" EAST, 678.02 FEET TO THE POINT OF BEGINNING, CONTAINING 77.464 ACRES OF LAND IN BEXAR COUNTY, TEXAS AS SHOWN ON DRAWING FILED UNDER JOB NO. 128-011-00 IN THE OFFICE OF BROWN ENGINEERING COMPANY, SAN ANTONIO, TEXAS.

GENERAL NOTES

1. THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 96-1677/JR-M (ISSUE DATE, FEBRUARY 27, 1997, EFFECTIVE DATE, FEBRUARY 27, 1997) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN ENGINEERING COMPANY OR THE UNDERSIGNED. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENTAL REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.

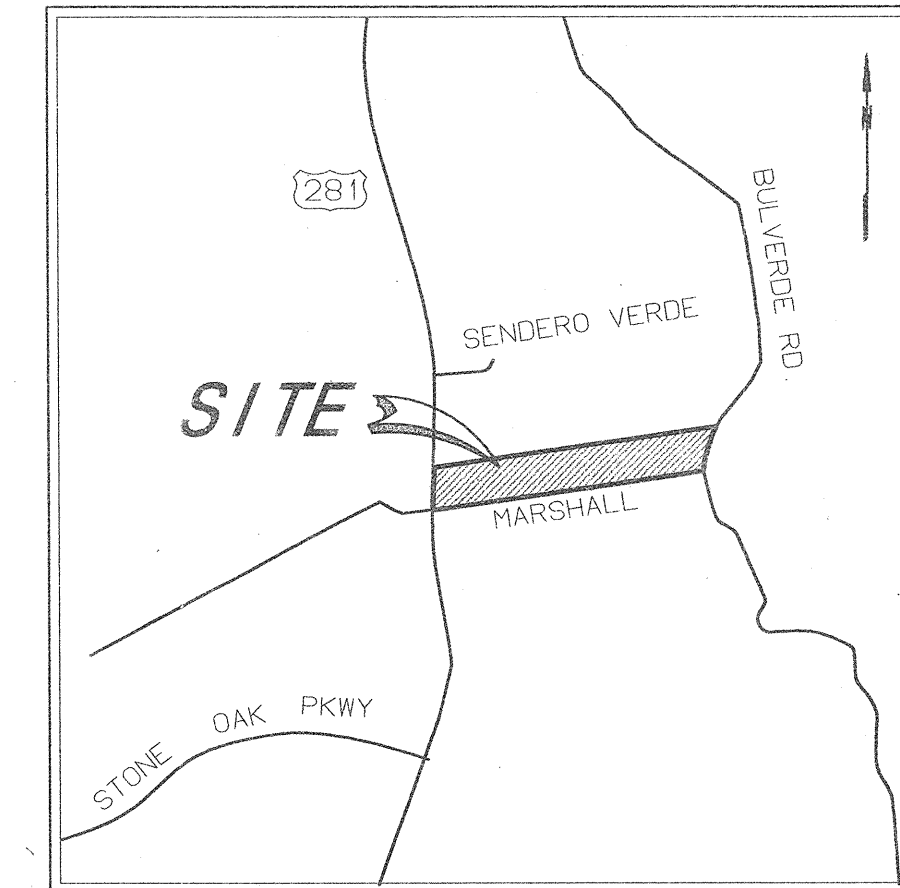
2. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480250040E, EFFECTIVE DATE, FEBRUARY 16, 1996, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE 1A, (SHADED) WHICH IS DEFINED BY FEMA AS "SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED. THE REMAINING PORTION OF THIS TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THIS STATEMENT DOES NOT IMPLY THAT THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN MADE INFLUENCES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF BROWN ENGINEERING COMPANY OR THE UNDERSIGNED.

3. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES OR ANY OTHER ENVIRONMENTAL ISSUE. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE BUYER TO AN EXPERT CONSULTANT.

4. THE SQUARE FOOTAGE AMOUNT SHOWN ON THIS SURVEY IS BASED UPON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES. IT DOES NOT INDICATE THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

5. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83 DATUM), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

6. THIS SURVEY DOES NOT SHOW ALL IMPROVEMENTS.



LOCATION MAP

SCALE 1" = 200'

CURVE DATA

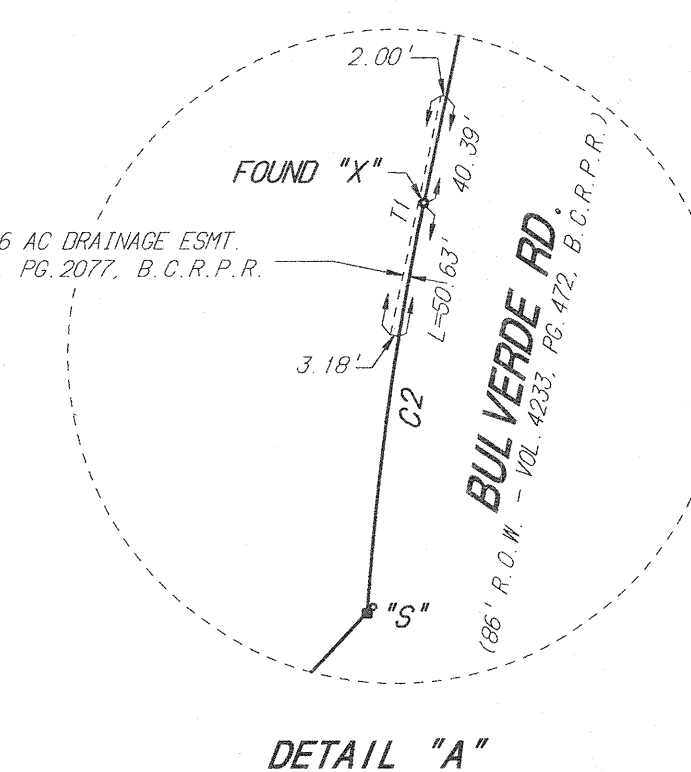
C NO	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	018°45'41"	1188.00'	196.26'	389.01'	S 21°26'45" W	387.27'
2	008°08'49"	1085.00'	77.27'	154.28'	S 07°57'44" W	154.15'

LINE DATA

T NO.	DIRECTION	DISTANCE
1	N 12°02'06" E	91.00'

ABBREVIATIONS

R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
B.C.D.R.	BEXAR COUNTY DEED RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
"F"	FOUND 1/2" IRON ROD
"FMON"	FOUND MONUMENT
"FP-K"	FOUND "P-K" NAIL
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)



DETAIL "A"

SURVEYOR'S CERTIFICATE

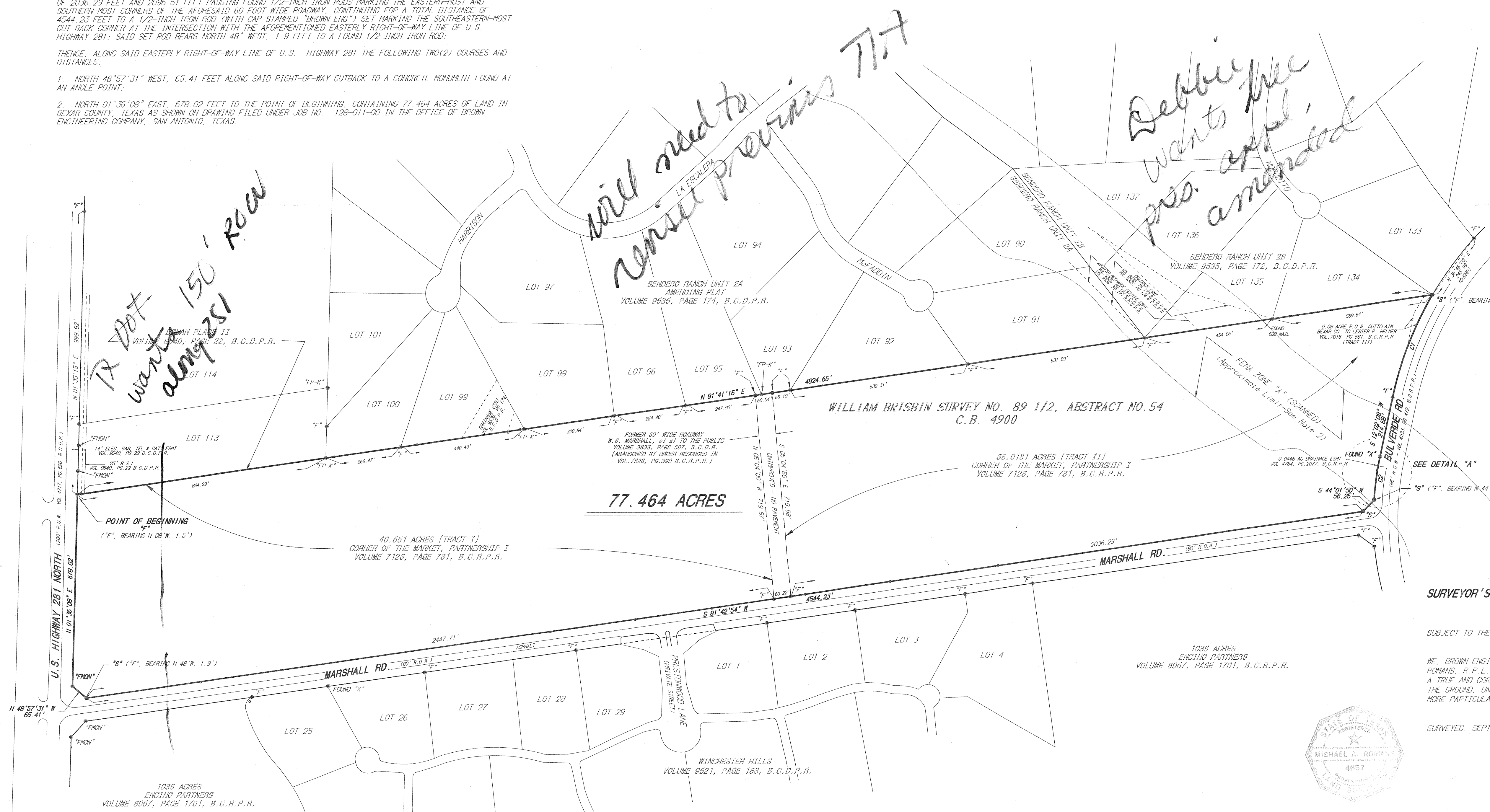
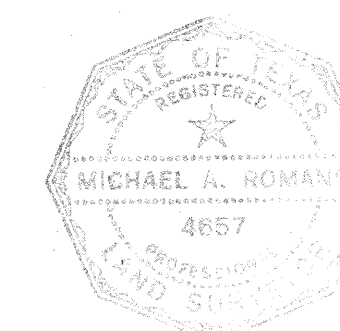
SUBJECT TO THE GENERAL NOTES SHOWN HEREON:

WE, BROWN ENGINEERING COMPANY, ACTING BY AND THROUGH MICHAEL A. ROMANS, R.P.L.S., HEREBY CERTIFY THAT THE DRAWING SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A LAND TITLE SURVEY MADE ON THE GROUND, UNDER SUPERVISION OF THE TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS HERETO AFFIXED.

SURVEYED: SEPTEMBER 8, 1998 BROWN ENGINEERING COMPANY

MICHAEL A. ROMANS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4657

SIGNATURE DATE: 10-8-9



will need to revise previous 77.7

Setting free wants pss. amended

TX DOT wants along 281 ROW

APP. _____

REV. _____

DATE _____

NO. _____

RECEIVED

00 JAN -5 AM 3:40

RECEIVED

00 JAN -5 AM 3:40

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS

1000 CENTRAL PARKWAY N. #100

SAN ANTONIO, TEXAS 78209

PHONE (210) 494-5511

RECEIVED

00 JAN -5 AM 3:40

RECEIVED

00 JAN -5 AM 3:40

MARSHALL RANCH COMMERCIAL RESIDENTIAL

LAND TITLE SURVEY OF 77.464 ACRES OF LAND OUT OF THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.

SHEET NO. 1

OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: December 20, 1999 Name of POADP: Marshall Ranch Commercial
Owners: Corner of the Market Partnership I Consulting Firm: Brown Engineering Company
Address: 12255 West Avenue, Suite 5 Address: 1000 Central Parkway North, Suite 100
San Antonio, Texas 78216 San Antonio, Texas 78232
Phone: (210)342-5214 Phone: (210)494-5511
Existing zoning: Not Applicable Proposed zoning: Not Applicable

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 2 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: Not Applicable
Ferguson map grid 483, E-2 and F-2

Land area being platted:	Lots	Acres
Single Family (SF)	<u> </u>	<u> </u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u>5</u>	<u>77.5</u>

Is there a previous POADP for this Site? Name Marshall Ranch Commercial/Residential No. 624 (Revision)

Is there a corresponding PUD for this site? Name Not Applicable No. N/A

Plats associated with this POADP or site? Name Marshall Place Subdivision (unrecorded) No. 980198

Name Marshall Ranch Subdivision No. 990042

Name No.

Contact Person and authorized representative:

Print Name: Mark S. Brown, P.E.

Signature: *Mark S. Brown*

Date: December 20, 1999

Phone: (210)494-5511 Fax: (210)494-5519

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Mark S. Brown, P.E.

Signature: Mark S. Brown

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

May 23, 2000

Mark S. Brown, P.E.
President
Brown Engineering Company
1000 Central Parkway North, Suite 100
San Antonio, TX 78232

Re: Marshall Ranch

POADP # 624-A
(Amending)

Dear Mr. Brown,

The City Staff Development Review Committee has reviewed Marshall Ranch Subdivision Preliminary Overall Area Development Plan # 6624-A. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Brown
Page 2
January 21, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. JR.

cc: Andrew J. Ballard, P. E., City Engineer



CITY OF SAN ANTONIO

January 29, 1999

Mark S. Brown
Brown Engineering Company
1000 Central Parkway North, Suite 100
San Antonio, TX 78232

Dear Mr. Brown:

The documents submitted to the Planning Department for the Marshall Ranch Commercial - Residential Subdivision # 624 does not meet the requirements for acceptance for consideration of giving Preliminary Overall Area Development Plan (POADP) status.

- Section 35-4113(d) of the Unified Development Code (UDC) states that "Additional right-of-ways beyond that specified by the major thoroughfare plan may be required for major thoroughfares and or their intersections in order to meet State Department of Highways and Public Transportation requirements. The total right-of-way will generally not exceed one hundred twenty (120) feet. The highway department has indicated that they will need one hundred fifty (150) feet along US 281.

If you have any additional questions, comments or would like to meet with staff regarding this matter, please contact Ms. Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,


Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

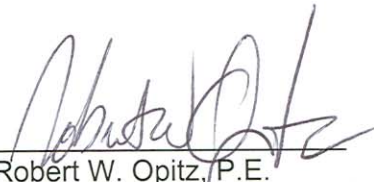
COPIES TO: File

SUBJECT: Marshall Ranch P.O.A.D.P., Revised Level 3 T.I.A.


Date: April 27, 2000

The Streets and Traffic Engineering Division has reviewed the revised Level-3 Traffic Impact Analysis for the Marshall Ranch P.O.A.D.P. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Unchanged from the original submittal, this property will consist of a Convenience Market with Gasoline Pumps, two Fast Food Restaurants with Drive-Through Windows a Self-Service Car Wash, and a High-Turnover (Sit Down) Restaurant. Revisions to the original submittal include down-sizing the proposed office building and apartment building, and changing the residential land use to a Retirement Community. According to the revised Level 3 T.I.A. submitted by David C. Steitle, this development will have an increase of 38 peak hour trips based on the 6th edition of the ITE Trip Generation Manual.


Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:


Andrew J. Ballard, P.E.
City Engineer *5/2/00*

RECEIVED
00 MAY -3 AM 10:06
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 21, 2000

P.O.A.D.P. REVIEW

Marshall Ranch Commercial/Residential
Located on US 281 North @ Marshall Road

Elizabeth Carol
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

At the time of platting, TxDOT will recommend a 150' setback and reservation of right of way for future highway widening.

Access Limits/Restrictions

The property fronting US 281 will be eligible for a maximum combined total of three (3) access points, which includes Marshall Road. Locations of access points to US 281 from this property will be as directed by "Regulations For Access Driveways to State Highways.

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: Brown Engineering Co.

RECEIVED
00 JAN 25 AM 10:16
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED DEC 21 1999

TO: City Arborist

Date: December 21, 1999

FROM: **Subdivision Section**

ITEM NAME: Marshall Ranch Commercial

FILE#: _____

Re: P.O.A.D.P. Approval

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: December 31, 1999

- ☐ Proposed plat-30 days ☐ Variance-15 days ☒ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

**NO RESPONSE WITHIN THE TIME INDICIATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.**

☒ I recommend approval

☐ I do not recommend approval

☐ Other:

On _____, I notified _____, the engineer /
subdivider / agent, of the corrections needed to remove this objection. Telephone #: _____

Comments: _____

RECEIVED
00 JAN 11 PM 2:39
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

D. Reid

Signature

City Arborist

Title

12/31/99

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED DEC 21 1999

TO: City Arborist

Date: December 21, 1999

FROM: Subdivision Section

ITEM NAME: Marshall Ranch Commercial

FILE#:

Re: P.O.A.D.P. Approval

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

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☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICIATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval

☐ I do not recommend approval

☐ Other:

On _____, I notified _____, the engineer / subdivider / agent, of the corrections needed to remove this objection. Telephone #: _____

Comments: Based on revision w/
US 281 Commercial property. The
preservation plan will require revision

Oked

Signature

City Arborist

Title

12/31/99

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare

FROM: J. Jay – Planning

Date 12-22-99

POADP NAME: MARSHALL RANCH REVISING # 624

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 1-7-00 before the POADP committee.

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works

FROM: J. Jay – Planning

Date 12/21/99

POADP NAME:

Marshall Ranch Commercial

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12/31/99 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

W. J. Burns
Signature

Title

FPE
Title

Date

12/28/99
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☒ Bexar County Public Works
☐ Major Thoroughfare

FROM: J. Jay - Planning

Date 12-22-99

POADP NAME: MARSHALL RANCH REVISING # 624

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☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Please see Attached
Comments

[Signature]
Signature

1-4-2000
Title

Date

Signature

Title

Date

Jeannette Jay

From: Debbie Reid
Sent: Friday, December 31, 1999 4:03 PM
To: Jeannette Jay
Subject: POADPs

Just a quick question on this one.

1. Marshall Ranch - owner also owns commercial property adjoining to the west up to US 281. Doesn't it need to be included?

Happy New Year
Debbie

*Yes, any ownership w/ Denise,
POADP must show all property
owned by their client*

*Reese
4945519*

*** ACTIVITY REPORT ***

TRANSMISSION OK

TX/RX NO.

2771

CONNECTION TEL

94945519

CONNECTION ID

START TIME

01/04 16:04

USAGE TIME

01'20

PAGES

1

RESULT

OK



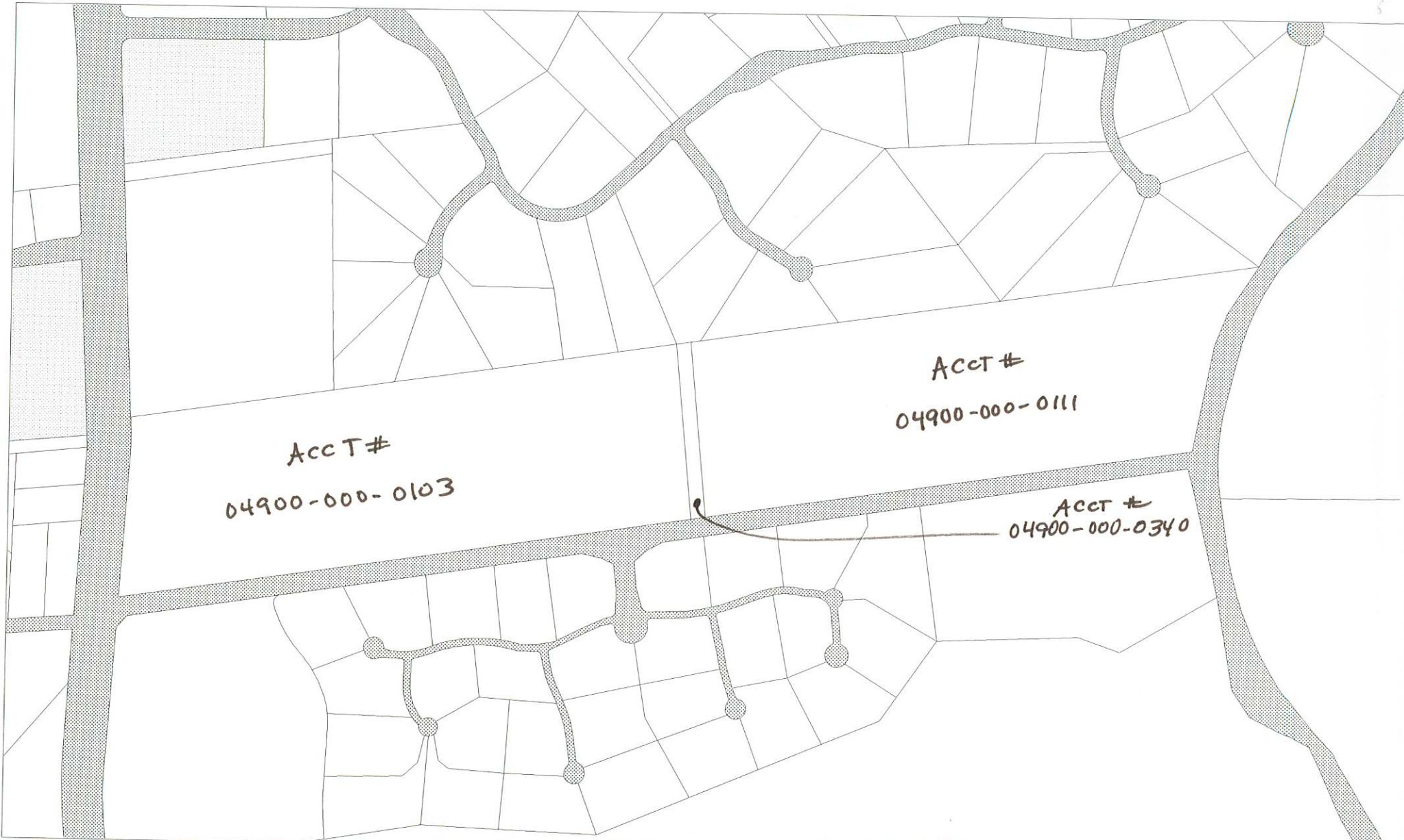
Acc. #1 active in BCAD. OK

0490

A.

Kees

Reece 4945519



Acct #
04900-000-0103

Acct #
04900-000-0111

Acct #
04900-000-0340

Acct. #'s active in BCAD.ORG

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES



FAX MEMO

DATE: 1-7-99

TO: Brown Engineering - Denise

FAX # 494-5519

NUMBER OF PAGES INCLUDING THIS COVER 1

Denise,

The POADP committee met this morning to discuss your Marshall Ranch POADP. The plan cannot be accepted at this time. Please contact the following...

Public Works

- The previous TIA will have to be revised.
- Will await any further comment until a review has been received by TxDot

City Arborist

- Debbie Reid will require a revised tree preservation application based on the change in land use.

FROM: J. JAY - PLANNER II
phone # 210-207-7889
fax # 210-207-4441
e-mail: jeanjay@ci.sat.tx.us

*** ACTIVITY REPORT ***

TRANSMISSION OK

TX/RX NO. 2839
CONNECTION TEL 94945519
CONNECTION ID
START TIME 01/07 10:45
USAGE TIME 00'29
PAGES 1
RESULT OK

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES



FAX MEMO

DATE: 1-7-99

TO: Brown Engineering - Denise

FAX # 494-5519

NUMBER OF PAGES INCLUDING THIS COVER 1

Denise,

The POADP committee met this morning to discuss your Marshall Ranch POADP. The plan cannot be accepted at this time. Please contact the following...

Public Works

- The previous TIA will have to be revised.
- Will await any further comment until a review has been received by TxDot

City Arborist

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14015 San Pedro Avenue
San Antonio, Texas 78232-4337

FROST NATIONAL BANK
SAN ANTONIO, TEXAS 78296

6410

88-9/1140

Memo: FILING FEE

6410 Dec 20, 1999 *****\$257.50
CHECK NO. DATE AMOUNT


Two Hundred Fifty-Seven and 50/100 Dollars

CITY OF SAN ANTONIO

PAY
TO THE
ORDER
OF:

Clayton M. ...

MP

SECURITY FEATURES INCLUDED. DETAILS ON BACK.  

006410 1140000931 61010988

PO BOX 624
PLAN AMEND.

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

RECEIVED

00 JAN -5 AM 3:49

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Zoning Dept.
114 W. Commerce, 4th Floor

ATTN: Jay

JOB #: 344-001-00

DATE: January 5, 2000

RE: Marshall Ranch Commercial

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☒ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	P.O.A.D.P. Revised
1	Copy of the Land Title Survey *
1	8 1/2" x 11" Reduction

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☒ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

* I included a copy of the Land Title Survey so you could have the abandonment information
for the former 60' R.O.W.

COPY TO: _____

SIGNED: Reese Conner, E.I.T. _____

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept.
114 W. Commerce
4th Floor

ATTN: Jay

JOB #: 344-001-00

DATE: December 21, 1999

RE: Marshall Ranch Commercial/

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Fee Check for \$257.50 for P.O.A.D.P. Review (Revision)
6	P.O.A.D.P.
1	Application for a P.O.A.D.P.
1	8-1/2 x 11 Reduction of P.O.A.D.P.

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

1) Please note that the Traffic Impact Analysis and Fee check were sent to CSAPW.

2) The tree preservation ordinance will be addressed prior to P.O.A.D.P. approval.

COPY TO: _____

SIGNED: Denise Spain

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

TO: CITY PLANNING
114 W. Commerce

DATE <u>5/23/00</u>	JOB NO <u>344-001-00</u>
ATTENTION <u>MIKE HERRERA</u>	
RE: <u>MARSHALL RANCH POADP</u>	

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	-		POADP APPLICATION
6		EA	PRINTS OF POADP w/ PHASING
1	-		COPY OF TIA

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US. | | |

REMARKS _____

COPY TO _____

SIGNED Rose H. Conner

RECEIVED
 00 MAY 23 PM 2 02
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

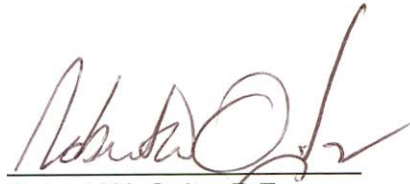
COPIES TO: File

SUBJECT: Marshall Ranch P.O.A.D.P. Level 3 T.I.A.

Date: January 14, 1999

The Streets and Traffic Engineering Division has reviewed the Level-3 Traffic Impact Analysis for the Marshall Ranch P.O.A.D.P. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Located on Marshall Road and U.S. 281, this property will consist of various multi-use establishments ranging from single family detached housing to a convenience store with gas pumps. According to the Level 3 T.I.A. submitted by David C. Steitle, this development will generate a maximum of 1,028 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. The commercial development will be generating the majority of the peak hour trips which will be distributed through nine major access points, three on U.S. 281 and six on Marshall Road. In addition, eleven driveways are proposed for eleven single family detached housing facing Marshall and Bulverde, however trips generated for these driveways are expected to be very minimal.



Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

Proposed

- 2 Fast Food Restaurants with drive throughs
- 1 High Turnover Restaurant
- 1 Gasoline / Service Station with Convenience store
- 1 Self Service Car Wash
- 2 General Office Buildings
- 1 Low Rise Apartment Building
- 11 Single Family Detached Homes

Borderline of a Level 3 TIA, the peak hour trips of the generator, 4-6 PM, is 879 VPH. However, since the US 281 growth rate is 11% per annum and the highest PM peak hour of this multi-use establishment is over 1,000 PHT, a Level 3 TIA was recommended.

Based on the extensive study conducted, the trips generated at worst case scenario will decrease the **existing LOS of E to LOS F** at the intersection of US 281 and Marshall. David Steitle conducted a traffic signal warrant study for this intersection and concluded that a traffic signal will improve safety at this intersection in the future based on warrants 11 & 12 being met. However, traffic generated from this development will be less than 1/10th of the main street traffic during the highest peak hour. (2,723 PHT projected for US 281 and 264 PHT projected for Marshall). Increasing delay on US 281 will increase the number of rear end accidents. In addition, the majority of the traffic signal time will be resting green on US 281, therefore increasing the probability of northbound and southbound traffic not being accustomed to the red, therefore increasing potential right angle accidents. NOTE: Encino Rio generates 1,050 PHT during the same peak hour. *Until physical improvements are made on US 281, any development will have a similar effect due to the amount of traffic and high speed on US 281.*

The intersection of Marshall and Bulverde will remain at an acceptable LOS of A with the proposed site traffic.

Note: These figures were calculated with the assumption of the worst case scenario. Internal trip satisfaction was not considered.

ID 98TIA1213a

Conclusions

Copy of the last two pages of report

The overall traffic impact of the development of this Site is not significant. This Site is only one of many developments which are expected to result in the further decline in the Level of Service and safety of traffic operations along U.S. 281. This and other developments will require traffic signals at all major intersections, including at Stone Oak

Parkway, Marshall Road, Bulverde Road, and others. These signals will increase the average delay for through movements but should relieve total delay and improve safety.

The obvious long-term solution to future traffic delays and accidents on U.S. 281 is to extend the controlled access section from Loop 1604. Although the priority of such a project is currently relatively low, the future project can be facilitated by avoiding permanent improvements within the future right-of-way.

In conclusion, roadway or traffic control provisions expected to be needed as a result of the proposed development are a westbound right-turn lane on Marshall Road and a traffic signal at the intersection of U.S. 281 and Marshall Road.

* * * * *

Please let me know if you have any questions or if additional information is needed.

Respectfully submitted,



David C. Steitle, P.E.



Attachments

SITE PLAN

MARSHALL RANCH P.O.A.D.P.

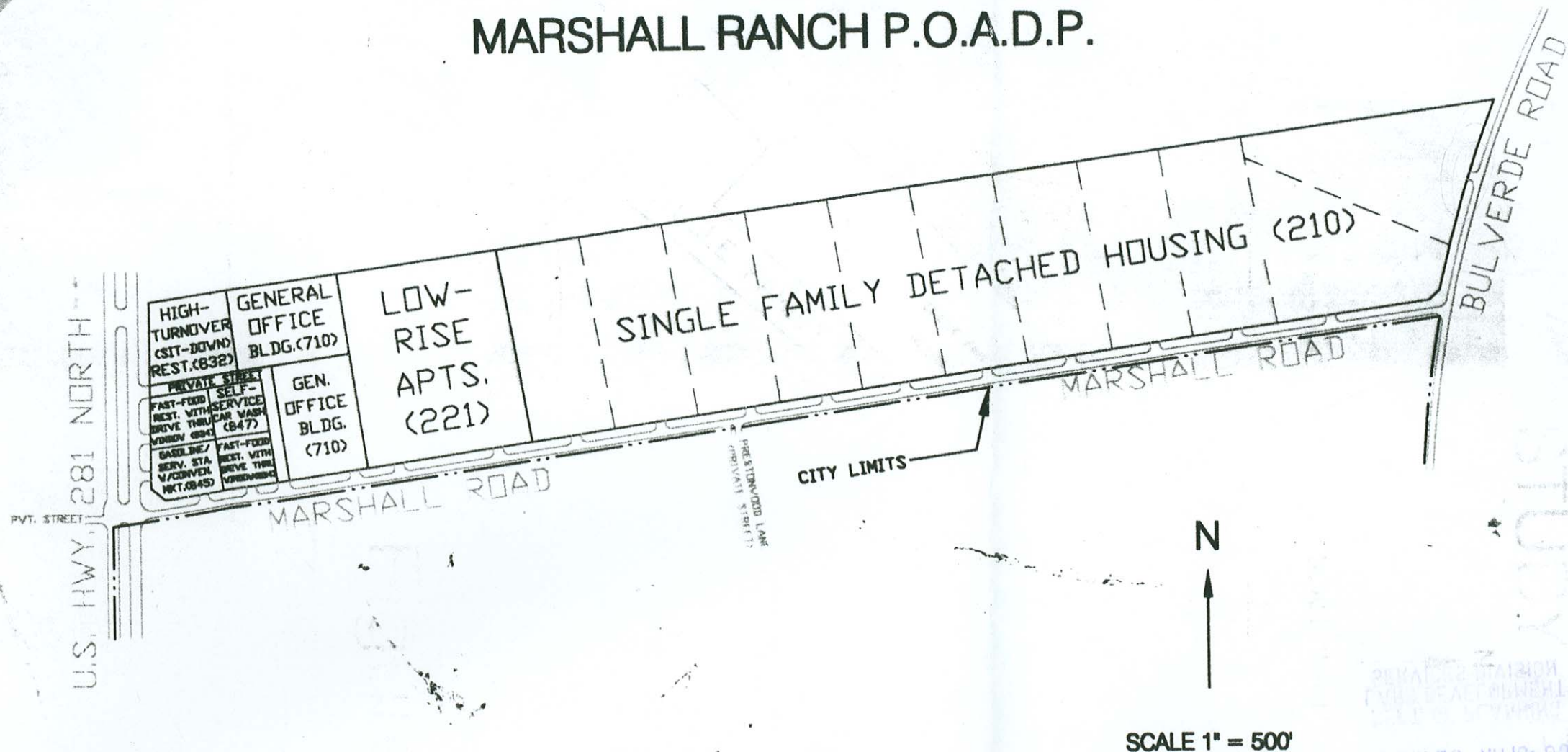


Figure 1

DAVID C. STEITLE, P.E.
Consulting Traffic Engineer

December 16, 1999

Mr. Todd Sang
Public Works Department
P.O. Box 839966
San Antonio, Texas 78283-3966

RECEIVED
00 MAY 23 PM 2:02
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: Revised Traffic Impact Analysis, Level 3
P.O.A.D.P., Marshall Ranch Commercial/Residential

Dear Mr. Sang:

Following is a Revised Level 3 Traffic Impact Analysis pursuant to City requirements for the Marshall Ranch Commercial/Residential P.O.A.D.P. located on 77.5 acres on the north side of Marshall Road between U.S. Highway 281 North and Bulverde Road. This revised report is a result of anticipated changes in land use as shown in Figure 1, Site Plan. Unchanged from the original P.O.A.D.P. are the Convenience Market with Gasoline Pumps, two Fast Food Restaurants with Drive-Through Windows, the Self-Service Car Wash, and the High-Turnover (Sit-Down) Restaurant. In this "Revised Site Plan," One of the two General Office Buildings will remain but will be located on a smaller lot. The Low-Rise Apartments have been down-sized and will be developed in place of the second General Office Building. Finally, the 11 Single Family Detached Housing lots have been eliminated and replaced with a Church, a Retirement Community consisting of apartments and independent living garden villas, a Congregate Care Facility consisting of Alzheimer's assisted living residential style units, a drainage easement with buffer, and a small General Office Building.

Site Boundaries

The Site for the Revised Site Plan shown on the Site Plan, Figure 1, will remain unchanged.

Study Area

The limits of the Study Area remain unchanged and include the Site and an area within one mile from the Site perimeter. The Study Area boundary is shown in Figure 2, Land Use and Study Area map.

RECEIVED
00 MAY 23 PM 2:02

Existing and Proposed Site Uses

The Site remains undeveloped. The Revised Site Plan proposes a tract of approximately 10.1 acres on the west end of the Site to be a commercial and apartment development. The remaining 67.3 acres to the east will be developed by Eagle's Nest Christian Fellowship.

The Eagle's Nest development will consist initially of a Church (ITE Code 560) containing approximately 100,000 square feet. Future plans call for an expansion of the Church to a total of 200,000 square feet. Also, a Retirement Community (ITE Code 250) is planned consisting of a 50-unit congregate services apartment building and 75 independent living garden villa units. Future plans also call for Alzheimer's care residential style assisted living (Congregate Care Facility, ITE Code 252) containing 32 units. Residents of the Eagle's Nest development will be provided with a sit-down restaurant, a postal facility, and a cleaners, but no additional trips are expected to be generated by these support facilities which are commonly found in Congregate Care Facilities as well as in Retirement Communities.

Existing and Proposed Land Uses

Existing land uses within the Study Area were updated as a result of this proposed Revised Site Plan and are shown on the Land Use and Study Area map, Figure 2. Most P.O.A.D.P.'s shown are either proceeding with development or are expected to develop rapidly.

Existing and Proposed Roadways and Traffic Control

Existing and proposed roadways and traffic control remain unchanged for this Revised Site Plan.

Trip Generation

The trips expected to be generated by the combination of land uses contained in this Revised Site Plan were calculated and are shown in Table 1 along with information originally submitted for the Marshall Ranch P.O.A.D.P.. As you requested for the Marshall Ranch P.O.A.D.P., the weekday peak hour between 5:00 and 6:00 PM on the adjacent streets was used to determine traffic impact. The weekday trips expected to be generated by the Revised Site Plan and by the originally submitted Marshall Ranch P.O.A.D.P. during the weekday AM and PM street peak hours and during 24 hours are shown in Table 2.

Comparing the critical movements (exiting trips between 5:00 and 6:00 PM), the Revised Site Plan will have exiting volumes almost identical to those of the Marshall Ranch P.O.A.D.P.. As a result, this proposed Revised Site Plan is expected to have the same impact on traffic as the originally submitted Marshall Ranch P.O.A.D.P.

Table 1
Comparison of Trips Generated
During Various Peak Hours
Marshall Ranch P.O.A.D.P.

MARSHALL RANCH P.O.A.D.P.

LAND USE	ITE CODE	TRACT ACRES	TRACT SQ. FT.	FLOOR SQ. FT.	PROP. UNITS	INDEP. VARIABLE	PEAK HOUR OF TRACT	P.H. RATE	TRIPS	1 HR, 7-9 AM		1 HR, 4-6 PM		AM PH GEN		PM PH GEN		SAT PH GEN		SUN PH GEN	
										RATE	TRIPS	RATE	TRIPS	RATE	TRIPS	RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
GAS STA. W/CONV.MKT.	845	1.06	46,311	3,400		KSF	P.M.GEN.	97.14	330	77.68	264	96.37	328	78.06	265	97.14	330				
FAST FOOD W/DR THRU	834	1.02	44,499	3,000		KSF	SUN-GEN.	72.74	218	49.86	150	33.48	100	54.81	164	46.28	139	58.91	177	72.74	218
CAR WASH/SELF	847	1.02	44,499		6	STALLS	SAT-GEN.	20.60	124	4.00	24	5.79	35	8.00	48	8.00	48	20.60	124		
FAST FOOD W/DR THRU	834	1.02	44,500	3,000		KSF	SUN-GEN.	72.74	218	49.86	150	33.48	100	54.81	164	46.28	139	58.91	177	72.74	218
HIGH-TURN(SitDn)REST	832	1.00	43,560	6,000		KSF	SAT-GEN.	20.00	120	9.27	56	10.86	65	14.62	88	19.38	116	20.00	120	18.46	111
GEN.OFFICE BLDG.	710	4.05	176,268	51,000		KSF	A.M.GEN.	1.56	80	1.56	80	1.49	76	1.56	80	1.49	76	0.41	21	0.14	7
GEN.OFFICE BLDG.	710	2.77	120,763	51,000		KSF	A.M.GEN.	1.56	80	1.56	80	1.49	76	1.56	80	1.49	76	0.41	21	0.14	7
LOW-RISE APTS.	221	10.05	437,920		150	UNITS	P.M.GEN.	0.62	93	0.47	71	0.58	87	0.51	77	0.62	93	0.58	87	0.56	84
SINGLE-FAM. DET.	210	55.46	2,416K		11	UNITS	P.M.GEN.	1.02	11	0.75	8	1.01	11	0.77	8	1.02	11	0.94	10	0.86	9
77.47										881		879		974		1028					

REVISED SITE PLAN

LAND USE	ITE CODE	TRACT ACRES	TRACT SQ. FT.	FLOOR SQ. FT.	PROP. UNITS	INDEP. VARIABLE	PEAK HOUR OF TRACT	P.H. RATE	TRIPS	1 HR, 7-9 AM		1 HR, 4-6 PM		AM PH GEN		PM PH GEN		SAT PH GEN		SUN PH GEN	
										RATE	TRIPS	RATE	TRIPS	RATE	TRIPS	RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
GAS STA. W/CONV.MKT.	845	1.06	46,311	3,400		KSF	P.M.GEN.	97.14	330	77.68	264	96.37	328	78.06	265	97.14	330				
FAST FOOD W/DR THRU	834	1.02	44,499	3,000		KSF	SUN-GEN.	72.74	218	49.86	150	33.48	100	54.81	164	46.28	139	58.91	177	72.74	218
CAR WASH/SELF	847	1.02	44,499		6	STALLS	SAT-GEN.	20.60	124	4.00	24	5.79	35	8.00	48	8.00	48	20.60	124		
FAST FOOD W/DR THRU	834	1.02	44,500	3,000		KSF	SUN-GEN.	72.74	218	49.86	150	33.48	100	54.81	164	46.28	139	58.91	177	72.74	218
HIGH-TURN(SitDn)REST	832	1.00	43,560	6,000		KSF	SAT-GEN.	20.00	120	9.27	56	10.86	65	14.62	88	19.38	116	20.00	120	18.46	111
GEN.OFFICE BLDG.	710	3.24	141,154	51,000		KSF	A.M.GEN.	1.56	80	1.56	80	1.49	76	1.56	80	1.49	76	0.41	21	0.14	7
LOW-RISE APTS.	221	1.76	76,575		30	UNITS	P.M.GEN.	0.62	19	0.47	14	0.58	17	0.51	15	0.62	19	0.58	17	0.56	17
CHURCH/APT/INDEP.LIV		28.50	1,241,406																		
-CHURCH	560			200,000		KSF	SUN-GEN.	9.49	1898	0.72	144	0.66	132	1.28	256	1.41	282	3.25	650	9.49	1898
-RETIREMENT COMMUN	250				125	UNITS	P.M.GEN.	0.34	43	0.17	21	0.27	34	0.29	36	0.34	43	0.27	34		
CONGREGATE CARE	252	30.00	1,306,800		32	UNITS	P.M.GEN.	0.21	7	0.06	2	0.17	5	0.15	5	0.21	7				
DRAINAGE/BUFFER	N/A	7.52																			
GEN.OFFICE BLDG.	710	1.32	57,375	10,000		KSF	A.M.GEN.	1.56	16	1.56	16	1.49	15	1.56	16	1.49	15	0.41	4	0.14	1
77.47										919		908		1137		1213					

NOTE:

ENTRIES SHOWN IN RED INDICATE REVISIONS TO ORIGINALLY SUBMITTED MARSHALL RANCH P.O.A.D.P.

Table 2
Trip Generation Summary
 Marshall Ranch P.O.A.D.P.

WEEKDAY																				
MARSHALL RANCH P.O.A.D.P.																				
Land Use (ITE Code)	Indep. Variable	Size of Variable	Trip Rate	1 HR, 7-9 AM					1 HR, 4-6 PM					24 Hours						
				Total Trips	%	Entering Trips	%	Exiting Trips	Trip Rate	Total Trips	%	Entering Trips	%	Exiting Trips	Trip Rate	Total Trips	%	Entering Trips	%	Exiting Trips
Gas/Serv.Sta.W/Conv.Mkt.(845)	1,000 sf	3.40	77.68	264	51	135	49	129	96.37	328	50	164	50	164	1184.26	4026	50	2013	50	2013
Fast Food Rest.W/Drive-Thru(834)	1,000 sf	3.00	49.86	150	51	76	49	74	33.48	100	52	52	48	48	496.12	1488	50	744	50	744
Self-Service Car Wash (847)	Stalls	6	4.00	24	50	12	50	12	5.79	35	52	18	48	17	8.00	48	50	24	50	24
Fast Food Rest.W/Drive-Thru(834)	1,000 sf	3.00	49.86	150	51	76	49	74	33.48	100	52	52	48	48	496.12	1488	50	744	50	744
High-Turnover(Sit-Down) Rest.(832)	1,000 sf	6.00	9.27	56	52	29	48	27	10.86	65	60	39	40	26	130.34	782	50	391	50	391
General Office Building (710)	1,000 sf	51.00	1.56	80	88	70	12	10	1.49	76	17	13	83	63	11.01	562	50	281	50	281
General Office Building (710)	1,000 sf	51.00	1.56	80	88	70	12	10	1.49	76	17	13	83	63	11.01	562	50	281	50	281
Low-Rise Apartment (221)	Units	150	0.47	71	20	15	80	56	0.58	87	66	57	34	30	6.57	986	50	493	50	493
Single-Fam. Detached Housing(210)	Units	11	0.75	8	25	2	75	6	1.01	11	64	7	36	4	9.57	106	50	53	50	53
Totals				881	=	485	+	396		879	=	416	+	463		10048	=	5024	+	5024

WEEKDAY																				
REVISED SITE PLAN																				
Land Use (ITE Code)	Indep. Variable	Size of Variable	Trip Rate	1 HR, 7-9 AM					1 HR, 4-6 PM					24 Hours						
				Total Trips	Entering		Exiting		Trip Rate	Total Trips	Entering		Exiting		Trip Rate	Total Trips	Entering		Exiting	
					%	Trips	%	Trips			%	Trips	%	Trips			%	Trips	%	Trips
Gas/Serv. Sta. W/Conv. Mkt. (845)	1,000 sf	3.40	77.68	264	51	135	49	129	96.37	328	50	164	50	164	1184.26	4026	50	2013	50	2013
Fast Food Rest. W/Drive-Thru (834)	1,000 sf	3.00	49.86	150	51	76	49	74	33.48	100	52	52	48	48	496.12	1488	50	744	50	744
Self-Service Car Wash (847)	Stalls	6	4.00	24	50	12	50	12	5.79	35	52	18	48	17	8.00	48	50	24	50	24
Fast Food Rest. W/Drive-Thru (834)	1,000 sf	3.00	49.86	150	51	76	49	74	33.48	100	52	52	48	48	496.12	1488	50	744	50	744
High-Turnover (Sit-Down) Rest. (832)	1,000 sf	6.00	9.27	56	52	29	48	27	10.86	65	60	39	40	26	130.34	782	50	391	50	391
General Office Building (710)	1,000 sf	51.00	1.56	80	88	70	12	10	1.49	76	17	13	83	63	11.01	562	50	281	50	281
Low-Rise Apartment (221)	Units	30	0.47	14	20	3	80	11	0.58	17	66	11	34	6	6.57	197	50	99	50	99
Church (560)	1,000 sf	200.00	0.72	144	54	78	46	66	0.66	132	54	71	46	61	9.11	1822	50	911	50	911
Retirement Community (250)	Units	125	0.17	21	45	10	55	11	0.27	34	56	19	44	15	2.76	345	50	173	50	173
Congregate Care Facility (252)	Units	32	0.06	61	66	39	34	22	0.17	5	66	4	34	1	2.15	69	50	34	50	34
General Office Building (710)	1,000 sf	10.00	1.56	16	88	14	12	2	1.49	15	17	3	83	12	11.01	110	50	55	50	55
Totals				980	=	541	+	439		907	=	446	+	461		10938	=	5469	+	5469

Peak Hour Trip Distribution

Peak hour trips to and from the Site for the Revised Site Plan are expected to be distributed among the four approach and departure directions the same as trips to and from the Marshall Ranch P.O.A.D.P.

Existing and Projected Traffic Volumes

As a result of the conclusions noted in previous sections of this report, there are no changes to this section.

Capacity Analysis

As a result of the conclusions noted in previous sections of this report, there are no changes to this section.

Conclusions

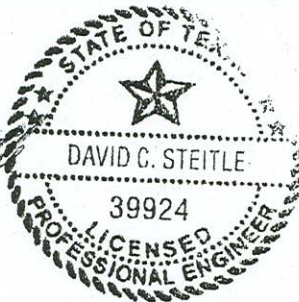
The overall traffic impact of the development proposed in this Revised Site Plan is the same as that of the Marshall Ranch P.O.A.D.P.. As a result, there are no changes to this section.

* * * * *

Please let me know if you have any questions or if additional information is needed.

Respectfully submitted,


David C. Steitle, P.E.



Attachments



Figure

